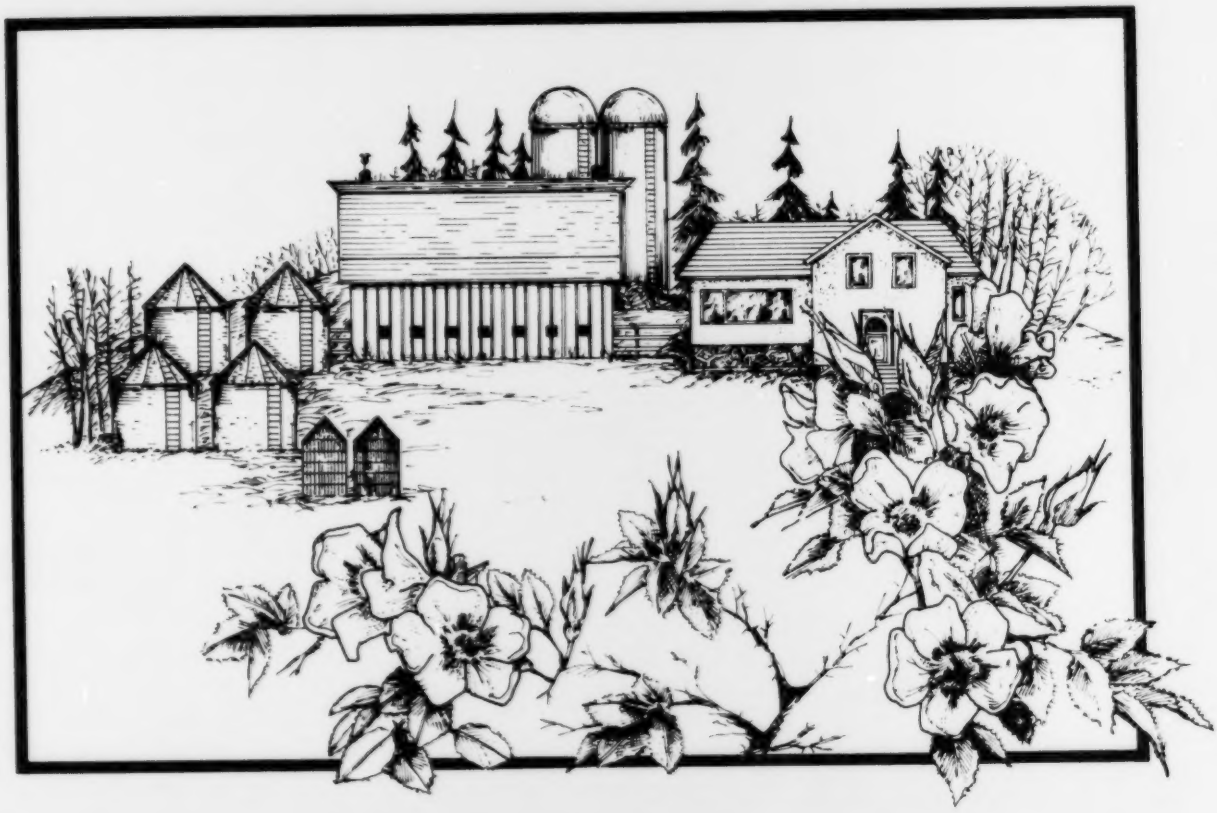
AGRICULTURE REAL ESTATE VALUES IN ALBERTA



1988

Alberta
AGRICULTURE
Economic Services Division
Production Economics Branch

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AGRICULTURE REAL ESTATE VALUES

IN ALBERTA

ALBERTA AGRICULTURE
ECONOMIC SERVICES DIVISION
PRODUCTION ECONOMICS BRANCH

APRIL, 1989

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FOREWORD

This publication provides information on agricultural real estate values in rural Alberta for the year 1988.

The trend and situations discussed are not intended for use as bench marks for individual transactions. Prospective buyers and sellers should therefore be very cautious in applying these numbers to their particular situation. The values presented in the report are those values registered by buyers and sellers in the Land Titles Offices, and compiled as agricultural real estate values between January 1, and December 31, 1988. As land and building values are not separated in the original data, this report does not attempt to isolate values for land and buildings.

Despite a significant increase of 10.4 per cent in the total acreage transferred, farm land values declined for a sixth consecutive year. This marginal drop in value of 0.4 per cent, however, suggests that the decline in farm land values in Alberta may finally be coming to an end.

Readers requiring further information or clarification should contact the Production Economics Branch at 427-4005.

Carlyle Ross, Branch Head
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ACKNOWLEDGEMENTS

I would like to thank Donna Jones, Carlyle Ross and Peter Woloshyn for their contributions to this report.

J. Egglestone

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SECTION 1

DATA COLLECTION AND ANALYTICAL PROCEDURES

Data on all rural real estate transfers are collected by the Assessment Operations Branch, Department of Municipal Affairs from documents supplied by Alberta Land Titles offices. This information is compiled by the Central Services Branch into a computer stored data base containing qualitative and quantitative records pertaining to rural land title changes. For each parcel of land transferred, the parcel location, parcel size, transfer date, Canada Land Inventory (C.L.I.) class and consideration value can be determined.

The C.L.I.[1] class for each parcel transferred is determined by matching the parcel's legal description with the C.L.I. agricultural capability ratings for the area. The C.L.I. ratings are assigned by computer through the Department of Municipal Affairs Alberta Land Use Planning (LANDUP) data bank.

The C.L.I. ratings are assigned according to which class represented the largest portion of the quarter section or sections transferred. With the C.L.I. and land titles information, conclusions can be drawn regarding the relationship of average land values (and number of transactions) to relative soil productivity.

The C.L.I. class definitions are as follows:[2]

Class

1. Soils with no significant limitations in use for crops;
2. Soils with moderate limitations that restrict the range of crops or require moderate conservation practices;

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1 Canada Land Inventory is a classification system used to indicate the capability of the land for agricultural purposes.

2 Partially adapted from "Soil Capability for Agriculture in Alberta", Alberta Environment, May, 1977, L. K. Brocke.

3. Soils with moderately severe limitations that restrict the range of crops or require special conservation practices;
4. Soils with severe limitations that restrict the range of crops or require special conservation practices or both;
5. Soils that are unsuitable for annual cultivation. Class 5 soils may be improved for the production of perennial forages and pastures;
6. Soils in this class have some natural grazing potential and improvement practices are not feasible;
7. Soils in this class have no capability for arable culture or permanent pastures;
8. Organic soils that are frequently found in the wooded regions of the province;
9. Unclassified due to a lack of C.L.I. maps of the area at 1:250,000 scale or lower.

Agricultural real estate is defined to include parcels of over 60 acres (25 hectares) which record transfer values between $5 and $1,500 per acre ($12 and $3,700 per hectare) on the date of registration. It is important to note that defined agricultural real estate may contain non-agricultural components which could affect transfer values. A parcel of land which is defined as "agricultural", for example, may consist of portions of undeveloped land (land in a natural state) or there may be a well site on the property. Also, the building value portion of the real estate cannot be directly determined from the data. Unpublished Statistics Canada data indicate that the building portion could be 25 to 30 per cent of the total value of farm real estate.

The information in this report has been compiled on a provincial and municipal basis[3] (County, Municipal District, Improvement District or Special Area). Excluded are Improvement Districts 4, 9, 12, 13 and 24 which are national parks.

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3 The analytical program used to compile data is "The Statistical Package for Social Sciences" (SPSSX).

SECTION II

AGRICULTURAL REAL ESTATE TRANSACTIONS IN ALBERTA

In 1988, a total of 1,066,835 acres of defined agricultural land were transferred in Alberta. The average value per acre was $349.52. This represents a very small decrease (0.4%) from the 1987 average value of $351.09 per acre. The total volume of land transferred in 1988 increased substantially by 10.9 per cent from the 1987 total of 961,843 acres. The total value of land transferred, then, increased from 1987 to 1988 by 10.4 per cent.

Volume of Agricultural Real Estate Transferred in 1988

The 1.06 million acres of agricultural real estate transferred in 1988 signified an increase of 104,992 acres from the 0.96 million acres transferred in 1987.

Table 1 indicates the difference in land transfers between 1987 and 1988 with respect to C.L.I. class. Class 2 land showed the greatest increase amongst all classes. The number of acres transferred in this class increased from 187,911 in 1987 to 235,502 in 1988 (an increase of 24.3%). Another large increase occurred in Class 3 where the number of acres transferred increased from 270,071 in 1987 to 320,926 in 1988. This is an increase of 18.8 per cent over the two year period. Decreases in the number of acres transferred occurred in only two C.L.I. classes. Class 1 showed a decrease of 7.5 per cent (from 47,351 acres in 1987 to 43,797 acres in 1988). Class 5 showed a small decrease (1.2%) as the number of acres decreased from 118,701 to 117,220.

The distribution of land transferred in each of the C.L.I. classes remained relatively constant over this two year period. In 1988, 78 per cent of all land transfers occurred in C.L.I. Classes 2, 3 and 4. In 1987, these three classes accounted for 75 per cent of the total land transfers. This figure (75%) was also relevant for 1984, 1985 and 1986. This shows the consistency in the percentage of land sold in each C.L.I. class from year to year.

TABLE 1

AGRICULTURAL REAL ESTATE TRANSFERRED BY C.L.I. CLASS

1987 and 1988

C.L.I. Class	Transferred in 1987			Transferred in 1988			% Difference from 1987 to 1988
	Acres	Hectares	% of Total Land Transferred	Acres	Hectares	% of Total Land Transferred	
1	47,351	19,163	4.9	43,797	17,724	4.1	-7.5
2	187,911	76,047	19.5	235,502	95,306	22.1	24.3
3	270,071	109,296	28.1	320,926	129,877	30.1	18.8
4	265,290	107,361	27.6	273,397	110,642	25.6	3.1
5	118,701	48,038	12.3	117,220	47,438	11.0	-1.2
6	56,199	22,743	5.9	58,243	23,571	5.5	3.6
Other	16,321	6,605	1.7	17,750	7,183	1.6	8.8
Total Province	961,843	389,253	100.0	1,066,835	431,742	100.0	10.9

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

These changes all represent the "net" situation for agricultural land transfers occurring during 1987 and 1988 (i.e. all local variations are included). Table 1 indicates the relative frequencies in terms of "percentage of total land transferred" and permits comparisons (1987 and 1988) by C.L.I. class at the provincial level. Table 12 is more specific in that it separates each county into the seven C.L.I. classes and indicates the number of acres transferred in each class, thereby permitting a more detailed comparison.

The 1988 monthly volume of land transferred by C.L.I. class is shown in Tables 2 and 3 (acres and hectares respectively). The month of April showed the greatest number of transferred acres (129,447) and the month of September showed the least number of transfers (63,288). The second quarter of the year (April to June) indicated the greatest number of transfers (362,756) while the third quarter (July to September) showed the least number of transfers (208,195). Acres transferred per month are shown graphically in Figure 1. Generally, there are three periods of transfer activity for land with agricultural capability:

1) March-June: a period of high activity in land transfers prior to the new crop year
2) July-December: a period of low activity in land transfers during the crop year and into the start of the winter months
3) January-February: reflects a period coinciding with the close of the tax year (the months relate to registration, not sale, as most of the additional January transfers likely originated from December transactions)

Values and Agricultural Real Estate Transfers in 1988

The average value per acre of agricultural real estate decreased by only 0.4 per cent from 1987 to 1988. In 1988, Alberta land sold for an average of $349 per acre and in 1987 it sold at an average of $351 per acre. Table 4 shows an average land value for each C.L.I. class. This table shows the changes in each class from 1987 to 1988. The "Other"

TABLE 2

ACRES TRANSFERRED BY C.L.I. CLASS BY MONTH, 1988

Month	C.L.I. Class 1	2	3	4	5	6	Other*	Total**
January	3,994	14,749	21,888	21,810	6,061	4,046	1,938	74,486
February	2,163	13,118	21,755	21,952	11,207	3,528	928	74,651
March	2,169	22,589	30,176	32,092	10,466	4,035	1,591	103,119
April	6,570	33,509	37,722	29,097	12,113	7,732	2,704	129,447
May	5,109	27,575	38,764	31,210	13,246	6,532	635	123,070
June	3,455	20,738	35,527	28,804	13,878	6,350	1,408	110,160
July	3,757	19,214	20,587	18,602	10,586	5,400	950	79,095
August	2,119	15,189	20,671	15,260	7,319	4,587	722	65,866
September	1,924	13,573	18,192	16,617	7,905	3,681	1,396	63,288
October	2,166	13,288	24,007	13,837	4,953	4,098	2,010	64,359
November	4,087	20,966	25,976	20,213	9,825	3,452	1,261	85,780
December	6,284	20,994	25,660	23,903	9,661	4,803	2,209	93,513
Year Total*	43,797	235,502	320,926	273,397	117,220	58,243	17,750	1,066,835

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

** Totals may vary from Table 1 because of various computer rounding errors.

TABLE 3

HECTARES TRANSFERRED BY C.L.I. CLASS BY MONTH, 1988

Month	C.L.I. Class 1	2	3	4	5	6	Other*	Total**
January	1,616	5,969	8,858	8,826	2,453	1,638	784	30,144
February	875	5,309	8,804	8,884	4,535	1,428	375	30,211
March	878	9,142	12,212	12,988	4,236	1,633	644	41,732
April	2,659	13,561	15,266	11,775	4,902	3,129	1,094	52,386
May	2,067	11,159	15,687	12,631	5,361	2,643	257	49,806
June	1,398	8,392	14,378	11,657	5,616	2,570	570	44,581
July	1,521	7,776	8,331	7,528	4,284	2,185	384	32,009
August	858	6,147	8,365	6,175	2,962	1,856	292	26,656
September	779	5,493	7,362	6,725	3,199	1,490	565	25,612
October	877	5,377	9,715	5,600	2,005	1,658	814	26,046
November	1,654	8,485	10,512	8,180	3,976	1,397	510	34,715
December	2,543	8,496	10,385	9,673	3,910	1,944	894	37,844
Year Total*	17,724	95,306	129,877	110,642	47,438	23,571	7,183	431,742

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

** Totals may vary from Table 1 because of various computer rounding errors.

Figure 1: Acres Transferred by Month
Agricultural Real Estate 1988

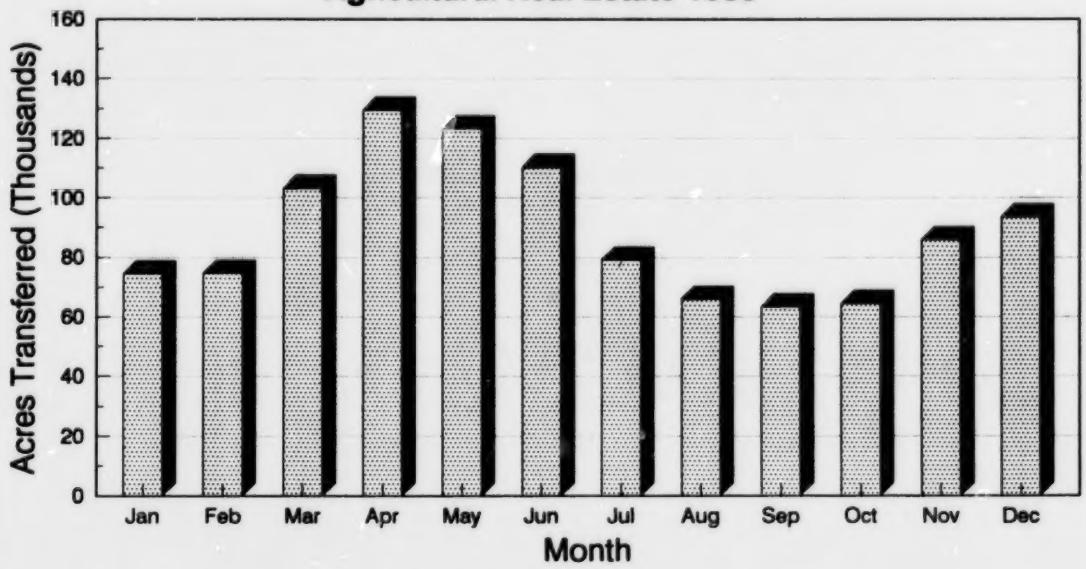
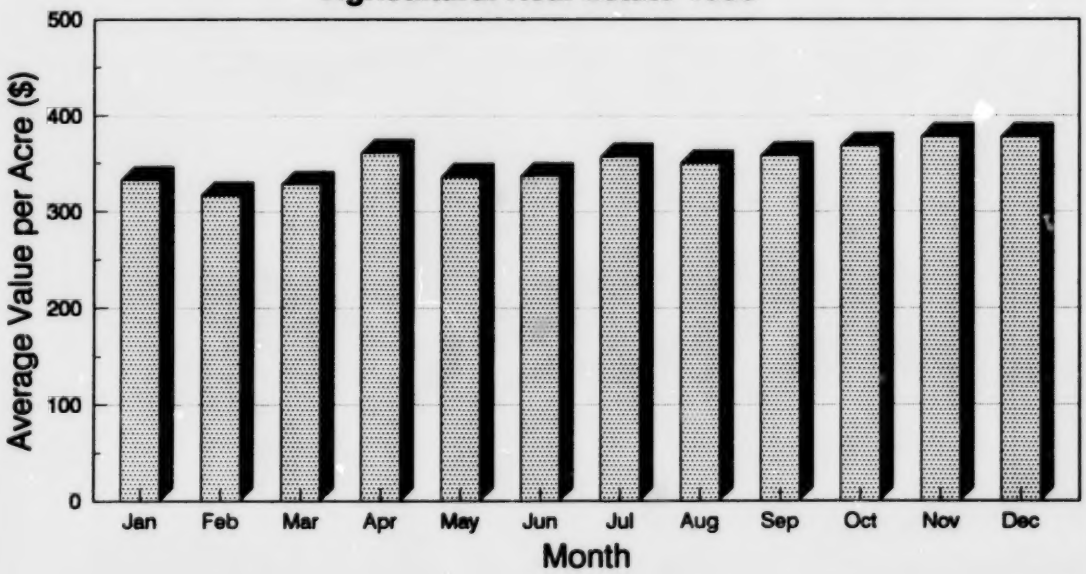


Figure 2: Average Value per Acre by Month
Agricultural Real Estate 1988



classification showed the greatest increase in average value (26.2%) as the value of land in this class increased from $229 per acre to $289 per acre. C.L.I. Classes 1, 4 and 5 also showed increases, although they were significantly less in magnitude. C.L.I. Class 2 indicated the greatest decrease in land values (from $452 in 1987 to $423 in 1988). C.L.I. Classes 3 and 6 also showed decreases in value.

The monthly changes in agricultural land values are given in Table 5 and 6 (acres and hectares, respectively) and are shown graphically in Figure 2. All C.L.I. classes showed considerable variation in average value from month to month. Class 1 averages varied from a low of $511 per acre in January to a high of $778 per acre in September. The value of land in C.L.I. Class 6 ranged from $189 per acre in December to $362 per acre in May. Provincially, the lowest per acre value occurred in February ($317) and the highest value occurred in December ($378). Table 7 shows the acres transferred and average value per acre by month for 1987 and 1988. This table also indicates the percentage changes between the same months during the two years (ie. May 1987 and May 1988). These data are illustrated graphically in Figures 3A and 3B.

Nonagricultural Real Estate

As previously stated, agricultural transfers are defined as parcels greater than 60 acres (25 hectares) and with a value between $5 and $1500 per acre ($12 and $3700 per hectare). Non-agricultural transfers are not subject to these restrictions. Table 9 shows a comparison of acreages and values for defined agricultural real estate and non-agricultural real estate transfers. The table shows that defined agricultural real estate was the major category of land transferred in Alberta in terms of acreage during 1988. The acreage transferred as non-agricultural (according to restrictions) was equivalent to about six per cent of the total defined agricultural real estate transferred. The total value of non-agricultural land sales, however, was 106% of the total value of agricultural real estate. This indicates the large difference in the average selling price for the two types of land ($349 per acre for agricultural real estate and $5514 per acre for non-agricultural real estate).

TABLE 4

VALUE OF AGRICULTURAL REAL ESTATE TRANSFERRED BY C.L.I. CLASS

1987 and 1988

C.L.I. Class	Average Value Per Acre ($)		Average Value Per Hectare ($)		% change 1987 to 1988
	1987	1988	1987	1988	
1	617.62	646.13	1526.13	1596.59	4.6
2	452.05	423.50	1117.01	1046.46	-6.3
3	357.44	355.11	883.24	877.47	-0.7
4	269.26	271.08	665.33	669.84	0.7
5	312.16	312.98	771.34	773.37	0.3
6	262.16	256.53	647.80	633.88	-2.1
Other*	229.78	289.94	567.80	716.44	26.2
Provincial Average	351.09	349.52	867.54	863.69	-0.4

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

TABLE 5

AVERAGE VALUE PER ACRE FOR C.L.I. CLASS BY MONTH, 1988

($)

Month	C.L.I. Class 1	2	3	4	5	6	Other*	Total
January	511.64	407.26	351.12	253.11	331.22	291.53	204.85	333.48
February	605.39	438.76	342.09	232.50	270.98	240.75	189.18	317.12
March	755.45	406.98	358.57	246.94	250.84	228.24	467.57	328.43
April	597.36	446.80	354.42	277.16	298.75	234.86	333.61	360.51
May	643.27	368.88	321.78	288.59	287.86	362.17	404.72	336.18
June	611.72	402.99	346.18	265.51	353.57	222.52	245.04	336.62
July	730.04	405.03	353.41	278.14	335.30	258.48	293.79	356.52
August	659.29	403.46	379.68	290.90	279.96	241.16	160.73	350.46
September	778.80	400.58	376.36	289.78	366.46	214.20	262.47	357.87
October	572.92	467.60	359.65	300.26	351.39	295.19	237.95	367.80
November	688.40	483.33	365.06	249.51	363.91	285.20	287.32	377.66
December	682.66	456.49	381.36	301.97	296.85	189.93	327.80	378.35
Year End Ag. Total**	646.13	423.50	355.11	271.08	312.9[illegible]	256.53	289.94	349.52

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

** Weighted Averages.

TABLE 6

AVERAGE VALUE PER HECTARE FOR C.L.I. CLASS BY MONTH, 1988

Month	C.L.I. Class 1	2	3	4	5	6	Other*	Total**
January	1264.26	1006.33	867.62	625.43	818.44	720.37	506.19	824.04
February	1495.91	1084.17	845.31	574.52	669.58	594.89	467.45	783.59
March	1866.69	1005.64	886.02	610.18	619.82	563.99	1155.37	811.54
April	1476.08	1104.05	875.77	684.87	738.20	580.34	824.35	890.83
May	1589.51	911.49	795.13	713.10	711.30	894.91	1000.07	830.70
June	1511.56	995.78	855.42	656.08	873.66	549.84	605.50	831.79
July	1803.93	1000.83	873.28	687.28	828.53	638.71	725.95	880.96
August	1629.11	996.94	938.19	718.80	691.78	595.91	397.17	866.00
September	1924.41	989.82	929.98	716.04	905.52	529.28	648.57	884.31
October	1415.67	1155.43	888.69	741.95	868.27	729.41	587.97	908.85
November	1701.03	1194.32	902.05	616.54	899.23	704.72	709.98	933.19
December	1686.86	1127.98	942.33	746.17	733.51	469.31	810.00	934.90
Year End Average***	1596.59	1046.46	877.47	669.84	773.37	633.88	716.44	863.67

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

** Weighted Averages.

*** Totals may vary from Table 5 acreage values because of various computer rounding errors.

TABLE 7

AGRICULTURAL MONTHLY REAL ESTATE SUMMARY 1987 - 1988

	1987		1988		% Difference	1987 - 1988
	Acres Transferred	Average Value ($/acre)	Acres Transferred	Average Value ($/acre)	Acres Transferred	Average Value ($/acre)
January	85,368	354.88	74,486	333.48	-12.7	-6.0
February	84,822	348.83	74,651	317.12	-12.0	-9.1
March	95,458	342.94	103,119	328.43	+8.0	-4.2
April	50,251	368.26	129,447	360.51	157.6	-2.1
May	96,790	363.07	123,070	336.18	27.2	-7.4
June	113,982	336.97	110,160	336.62	-3.4	-0.1
July	66,169	356.35	79,095	356.52	19.5	0.05
August	58,841	335.92	65,866	350.46	11.9	4.3
September	57,155	328.45	63,288	357.87	10.7	9.0
October	71,710	360.55	64,359	367.80	-10.3	2.0
November	81,931	350.06	85,780	377.66	4.7	7.9
December	99,366	365.94	93,513	378.35	-5.9	3.4
Year Total	961,843	351.09	1,066,835	349.52	10.9	-0.4

Figure 3A: Acres Transferred by Month
Agricultural Real Estate 1987 and 1988

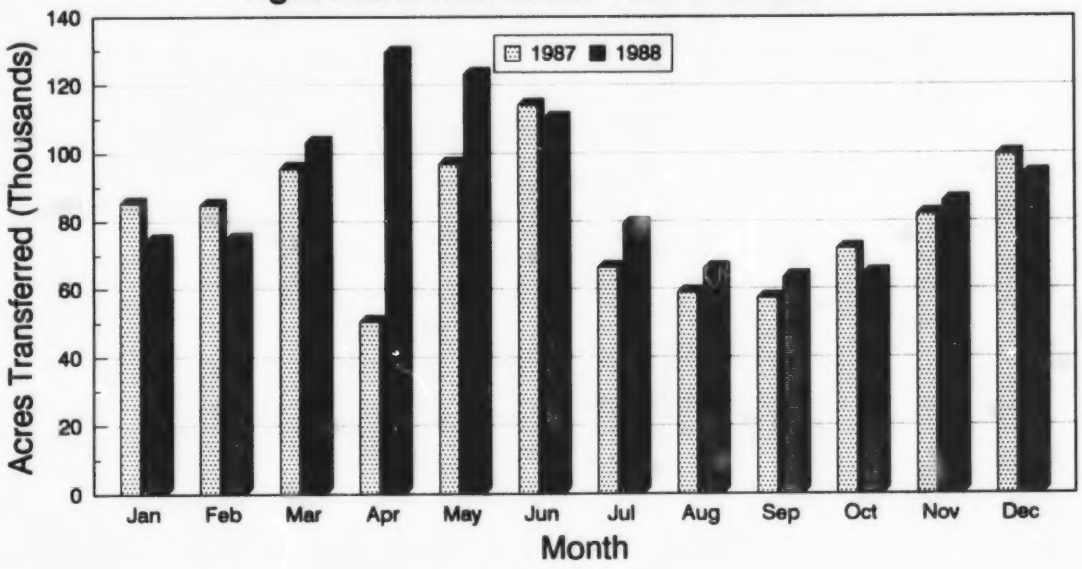
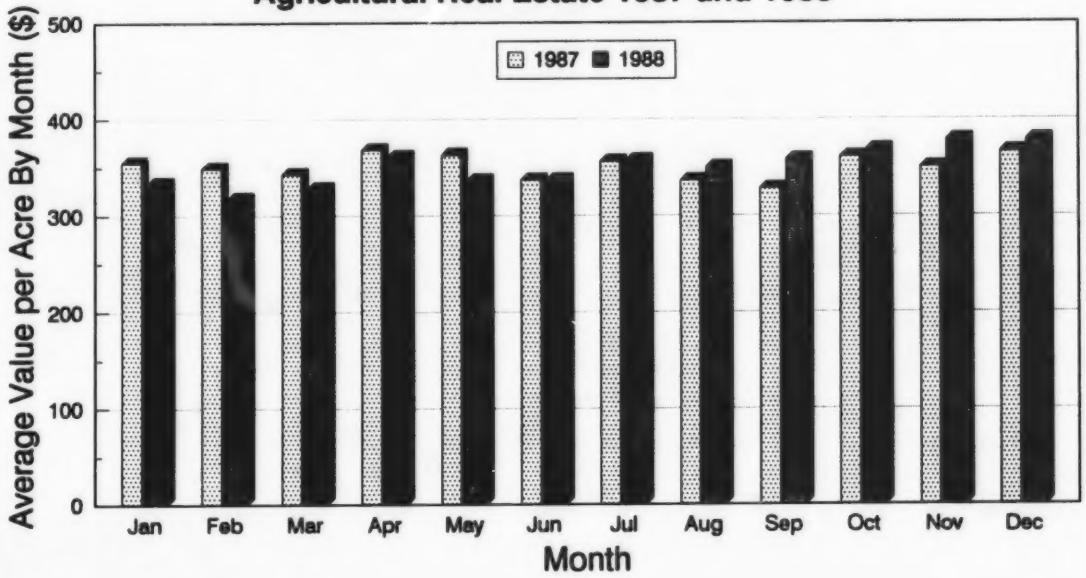


Figure 3B: Average Value per Acre by Month
Agricultural Real Estate 1987 and 1988



The development of land for non-agricultural uses can realize substantially higher values per acre. This includes land with high productive potential which is generally in or near the urban fringe area. Also, many transfers which involve smaller acreages with high building values (ie. residential homes) will result in higher values per acre.

A discussion on real estate values in the Edmonton and Calgary peripheries is provided in Appendix A. Non-agricultural competition poses a dilemma for agricultural land use in the urban fringe area and other rural areas in Alberta. The number of transferred non-agricultural acres increased by about six per cent from 1987 to 1988 and the average value per acre increased by about 33 per cent. The total value of non-agricultural land transferred increased by 42 per cent over this period.

TABLE 8

TOTAL VALUE OF LAND TRANSFERRED BY C.L.I. CLASS 1987 AND 1988

C.L.I. Class	1987 Acres	1987 Value ($/acre)	1987 Total Value of Land Transferred ($)	1988 Acres	1988 Value ($/acre)	1988 Total Value of Land Transferred ($)	1987 - 1988 % Difference Total Value of Land Transferred
1	47,351	617.62	29,244,925	43,797	646.13	28,298,556	-3.2
2	187,911	452.05	84,945,168	235,502	423.50	99,735,097	17.4
3	270,071	357.44	96,543,178	320,926	355.11	113,964,032	18.0
4	265,290	269.26	71,431,985	273,397	271.08	74,112,459	3.8
5	118,701	312.16	37,053,704	117,220	312.98	36,687,516	-1.0
6	56,199	262.16	14,733,130	58,243	256.53	14,941,077	1.4
Other	16,321	229.78	3,750,239	17,750	289.94	5,146,435	37.2
Total	961,843	351.09	337,693,459	1,066,835	349.52	372,880,169	10.4

SECTION III

Summary

The 1988 agricultural real estate situation has been reviewed in this report. The 1988 per acre values and number of acres transferred have been compared with 1987 figures. These comparisons were made at the provincial level as well as on the basis of soil capability. Appendix B provides additional information on average values and acres transferred in each municipality. Included in Appendix C are tables and figures with quarterly and regional data.

Table 8 is a summary of agricultural real estate values and acres transferred in 1987 and 1988. The average land value in Alberta in 1988 was $349 per acre which compares to a value of $351 per acre in 1987. This represents a drop of only 0.4 per cent. Table 8 also shows the total value of land transferred during 1987 and 1988. In 1988, the total value of land increased 10.4 per cent over the previous year's total value. Only two classes showed a decrease in total value during this period of time (Class 1 and Class 5).

The 1988 decrease in agricultural land values (however slight) continues a downward trend which began in 1983. Table 18 (in Appendix D) shows land values and acres transferred during the years from 1984 through to 1988 and the corresponding percentage changes. The tables in Appendix E indicate the number of sales transactions which occurred in 1988. These tables categorize the sales transactions into C.L.I. class, quarter, month, region and municipality.

TABLE 9

AGRICULTURAL* AND NON-AGRICULTURAL** REAL ESTATE COMPARISON

FOR 1988

	Defined Agricultural Real Estate	Non-Agricultural Real Estate (within rural areas)
Total value of land transferred ($)	372,879,820	395,895,852
Total acres transferred (ac)	1,066,835	71,796
Total hectares transferred (ha)	431,742	29,055
Average value per acre ($/ac)	349.52	5514.18
Average value per hectare ($/ha)	863.66	13,626

* Defined as parcels greater than 60 acres (25 hectares) and valued between $5 and $1,500 per acre ($12 and $3,700 per hectare).

** Not subject to the restrictions in (*) above.

APPENDIX A

REAL ESTATE VALUES IN THE EDMONTON AND CALGARY PERIPHERIES

REAL ESTATE VALUES IN THE EDMONTON AND CALGARY PERIPHERIES

The value of real estate is often influenced by its proximity to urban centres. Speculation and the demand for country residential living, industrial, commercial or other non-agricultural uses, exert upward pressure on the value of all real estate near urban centres.

Information provided in Tables 10 and 11 include only those transfers in the urban peripheries of Edmonton and Calgary which are legally described by Section-Township-Range-Meridian. Transfers described by Lot-Block-Plan were excluded. The Edmonton periphery, by definition, is inclusive of Township 49 to 56 and Range 20, west of the Fourth Meridian to Range 1, west of the Fifth Meridian. The Calgary periphery is defined as inclusive of Townships 20 to 27 and Range 26, west of the Fourth Meridian to Range 5, west of the Fifth Meridian.

Tables 10 and 11 indicate higher values for smaller parcel sizes on a per acre basis. Many of the smaller parcels transferred near a city are country residences and therefore a house or other buildings will represent a much larger proportion of the per acre price relative to large acreages. The overall average value per acre in the Calgary periphery was almost 34 per cent higher than the average value in the Edmonton periphery ($1,581 compared to $1,048). The number of acres transferred in the Calgary periphery, however, was 15 per cent lower than the number transferred in the Edmonton periphery. There were 33,854 acres transferred in the Edmonton periphery and 28,787 acres transferred in the Calgary periphery.

TABLE 10
TRANSFER VALUES IN THE CALGARY PERIPHERY - 1988

Size Class (Acres)	Total Acres Transferred	Average Value Per Acre ($)
0+ - 5	40	32,389
5+ - 35	990	7,202
35+ - 70	1,978	3,512
70+ - 90	2,571	1,516
90+ - 150	3,241	1,078
150+ - 170	14,484	1,139
170+	5,482	1,136
Total	28,787	1,581

Size Class (Hectares)	Total Hectares Transferred	Average Value Per Hectare ($)
0+ - 5	16	80,033
5+ - 35	401	17,796
35+ - 70	800	8,678
70+ - 90	1,040	3,746
90+ - 150	1,312	2,664
150+ - 170	5,862	2,814
170+	2,219	2,807
Total	11,650	3,907

TABLE 11

TRANSFER VALUES IN THE EDMONTON PERIPHERY - 1988

Size Class (Acres)	Total Acres Transferred	Average Value Per Acre ($)
0+ - 5	78	22,824
5+ - 35	625	4,049
35+ - 70	1,249	2,143
70+ - 90	4,839	930
90+ - 150	5,935	976
150+ - 170	18,035	810
170+	3,093	1,169
Total	33,854	1,048

Size Class (Hectares)	Total Hectares Transferred	Average Value Per Hectare ($)
0+ - 5	32	56,398
5+ - 35	253	10,005
35+ - 70	505	5,295
70+ - 90	1,958	2,298
90+ - 150	2,402	2,412
150+ - 170	7,299	2,002
170+	1,252	2,889
Total	13,701	2,590

APPENDIX B

AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1988

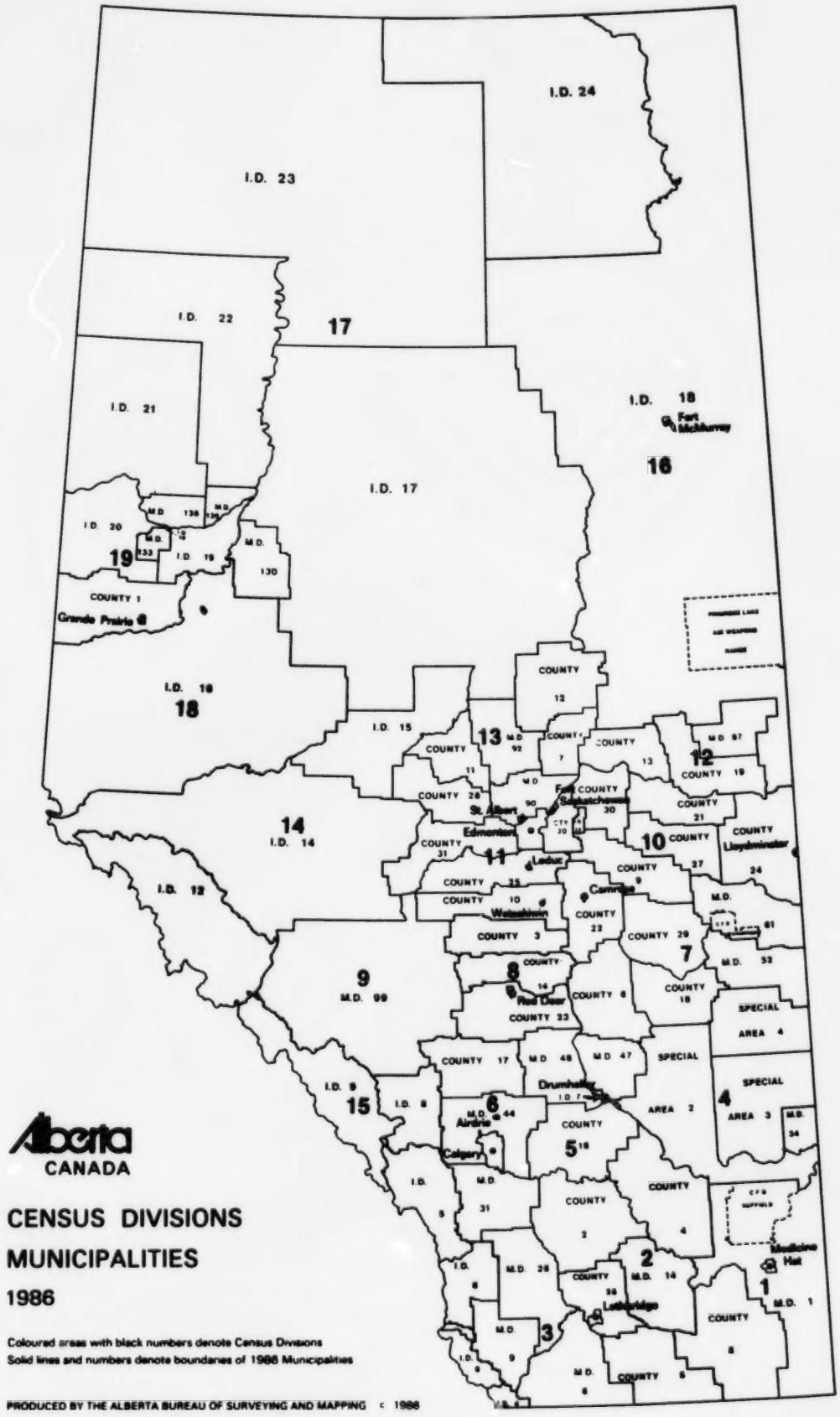

I.D. 24
I.D. 23
I.D. 22
17
I.D. 21
I.D. 18
Fort McMurray
16
I.D. 17
I.D. 20
M.D. 136
M.D. 135
M.D. 133
I.D. 19
19
M.D. 130
COUNTY 1
Grande Prairie
I.D. 16
18
COUNTY 12
I.D. 15
13
M.D. 92
COUNTY 11
COUNTY 7
COUNTY 13
12
M.D. 87
COUNTY 19
COUNTY 28
M.D. 90
Fort Saskatchewan
COUNTY 30
COUNTY 21
St. Albert
Edmonton
14
I.D. 14
COUNTY 31
11
Leduc
10
COUNTY 27
COUNTY Lloydminster
COUNTY 25
COUNTY 9
COUNTY 24
I.D. 12
COUNTY 10
Wetaskiwin
Camrose
M.D.
COUNTY 3
COUNTY 22
COUNTY 29
61
7
M.D. 52
8
9
M.D. 99
Red Deer
COUNTY 6
COUNTY 18
SPECIAL AREA 4
COUNTY 23
COUNTY 17
M.D. 48
M.D. 47
SPECIAL AREA 2
Drumheller
SPECIAL AREA 3
4
I.D. 9
15
I.D. 8
6
M.D. 44
Airdrie
COUNTY 5
16
M.D. 34
Calgary
I.D. 5
M.D. 31
COUNTY 2
COUNTY 4
Medicine Hat
I.D. 4
M.D. 28
COUNTY 38
M.D. 14
2
1
M.D. 1
Lethbridge
3
M.D. 9
COUNTY 8
I.D. 6
M.D. 6
COUNTY 5
Alberta
CANADA
CENSUS DIVISIONS
MUNICIPALITIES
1986
Coloured areas with black numbers denote Census Divisions
Solid lines and numbers denote boundaries of 1986 Municipalities
PRODUCED BY THE ALBERTA BUREAU OF SURVEYING AND MAPPING © 1986

TABLE 12

AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1988

Municipality		Agricultural C.L.I. Rating 1	2	3	4	5	6	Other	Total
County 1	Acres	0	11,721	9,470	8,375	3,315	480	1,827	35,188
Grande Prairie	Avg. Value	n/a	348.97	272.74	198.42	258.40	573.67	379.51	288.74
County 2	Acres	639	15,773	8,277	3,234	478	0	0	28,401
Vulcan	Avg. Value	492.45	450.66	409.62	351.83	472.94	n/a	n/a	428.76
County 3	Acres	160	5,219	6,697	3,355	3,556	1,696	0	20,683
Ponoka	Avg. Value	n/a	548.40	479.77	402.32	423.74	320.12	n/a	468.15
County 4	Acres	1,736	2,696	3,351	1,419	4,170	160	225	13,758
Newell	Avg. Value	819.82	564.35	549.59	291.95	288.66	n/a	n/a	477.50
County 5	Acres	0	10,582	6,778	3,629	480	160	0	21,630
Warner	Avg. Value	n/a	410.14	280.36	351.24	n/a	n/a	n/a	354.94
County 6	Acres	0	5,473	4,215	6,168	2,699	462	0	19,016
Stettler	Avg. Value	n/a	318.43	267.99	277.35	229.79	n/a	n/a	279.95
County 7	Acres	0	1,403	4,918	3,043	466	1,491	0	11,321
Thorhild	Avg. Value	n/a	396.32	356.94	269.91	173.29	154.17	n/a	304.16
County 8	Acres	1,583	1,908	11,409	14,163	2,387	627	794	32,870
Forty Mile	Avg. Value	649.59	303.19	365.03	283.91	121.34	92.61	197.18	313.25
County 9	Acres	160	9,448	7,520	5,317	638	0	160	23,244
Beaver	Avg. Value	n/a	381.47	250.44	271.88	263.37	n/a	n/a	309.86
County 10	Acres	3,232	3,480	4,138	4,116	1,319	1,127	0	17,412
Wetaskiwin	Avg. Value	533.04	435.11	416.39	249.73	358.19	262.05	n/a	387.98

TABLE 12 (cont'd)

AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1988

Municipality		Agricultural C.L.I. Rating 1	2	3	4	5	6	Other	Total
County 11	Acres	0	2,861	3,550	5,312	316	1,583	0	13,622
Barrhead	Avg. Value	n/a	583.57	430.44	276.13	427.13	323.14	n/a	389.88
County 12	Acres	0	461	7,517	8,576	1,403	5,174	278	23,409
Athabasca	Avg. Value	n/a	381.49	243.77	205.79	141.39	124.76	68.93	198.05
County 13	Acres	159	1,390	1,716	1,477	638	469	157	6,006
Smoky Lake	Avg. Value	n/a	319.43	299.85	175.74	283.17	145.88	n/a	258.41
County 14	Acres	131	4,186	4,141	2,961	1,776	320	0	13,515
Lacombe	Avg. Value	n/a	649.54	606.81	468.83	484.71	n/a	n/a	562.45
County 16	Acres	280	4,436	10,288	4,073	1,774	0	155	21,007
Wheatland	Avg. Vaue	696.02	546.47	485.78	443.04	454.43	0	n/a	487.88
County 17	Acres	7,244	4,285	5,225	1,092	7,153	480	591	26,070
Mountain View	Avg. Value	615.45	597.91	593.27	643.50	596.35	620.50	503.98	601.62
County 18	Acres	0	0	6,689	2,468	1,477	702	0	11,335
Paintearth	Avg. Value	n/a	n/a	249.58	232.27	165.30	119.58	n/a	226.78
County 19	Acres	0	3,010	5,381	5,382	2,217	462	160	16,612
St. Paul	Avg. Value	n/a	360.44	288.59	198.25	191.61	200.57	n/a	255.06
County 20	Acres	1,580	616	880	0	868	0	120	4,064
Strathcona	Avg. Value	656.71	909.77	713.60	n/a	340.80	n/a	n/a	662.36
County 21	Acres	710	2,503	6,974	3,653	688	468	0	14,997
Two Hills	Avg. Value	436.27	253.08	243.34	279.81	170.22	294.33	n/a	261.22

TABLE 12 (cont'd)

AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1988

Municipality		Agricultural C.L.I. Rating 1	2	3	4	5	6	Other	Total
County 22 Camrose	Acres	315	16,681	4,291	2,595	681	320	425	25,309
	Avg. Value	291.86	422.34	375.95	345.01	204.44	341.86	382.97	397.38
County 23 Red Deer	Acres	1,244	6,500	6,772	4,659	2,989	1,683	292	24,140
	Avg. Value	606,80	717.24	668.10	487.08	430.92	420.52	155.18	590.40
County 24 Vermilion River	Acres	0	7,697	14,245	6,983	957	610	157	30,650
	Agv. Value	n/a	389.95	333.57	297.13	220.53	174.95	n/a	332.66
County 25 Leduc	Acres	3,671	1,723	7,793	5,448	1,907	784	157	21,483
	Avg. Value	795.06	487.55	413.20	485.57	162.86	374.61	n/a	481.54
County 26 Lethbridge	Acres	1,100	5,159	4,164	1,108	0	683	161	12,374
	Avg. Value	742.31	748.13	675.35	269.49	n/a	329.59	n/a	649.05
County 27 Minburn	Acres	159	4,924	3,654	5,571	0	81	318	14,705
	Avg. Value	n/a	384.45	315.22	233.24	n/a	n/a	314.36	305.03
County 28 Lac St. Anne	Acres	0	2,337	3,844	6,859	1,721	1,674	118	16,553
	Avg. Value	n/a	343.24	316.36	287.14	270.39	271.66	n/a	307.06
County 29 Flagstaff	Acres	800	11,203	9,193	2,578	321	1,132	159	25,386
	Avg. Value	557.80	405.52	314.99	329.03	105.56	231.39	n/a	358.62
County 30 Lamont	Acres	476	7,710	3,239	399	789	160	0	12,774
	Avg. Value	366.03	379.23	358.61	626.38	319.53	n/a	n/a	374.47
County 31 Parkland	Acres	925	1,995	4,924	1,642	881	1,090	0	11,457
	Avg. Value	740.81	337.62	472.50	368.19	561.38	513.15	n/a	466.41

TABLE 12 (cont'd)

AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1988

Municipality		Agricultural C.L.I. Rating 1	2	3	4	5	6	Other	Total
Municipal District 1	Acres	1,029	1,410	6,093	18,438	5,744	2,522	160	35,397
	Avg. Value	647.22	373.86	416.99	287.36	195.34	191.43	n/a	305.22
Municipal District 6	Acres	0	850	6,254	1,329	4,087	160	0	12,680
	Avg. Value	n/a	475.18	400.67	352.08	231.66	n/a	n/a	348.13
Municipal District 8	Acres	0	0	0	0	1,256	873	0	2,128
	Avg. Value	n/a	n/a	n/a	n/a	470.39	670.24	n/a	552.31
Municipal District 9	Acres	0	1,968	2,171	815	7,427	2,645	0	15,026
	Avg. Value	n/a	496.17	468.63	465.54	414.10	414.20	n/a	435.54
Municipal District 14	Acres	2,758	1,253	8,381	4,138	1,961	1,821	n/a	20,312
	Avg. value	859.89	646.97	423.30	300.37	420.52	240.18	n/a	454.65
Municipal District 26	Acres	0	10,815	4,922	3,482	2,346	399	0	21,964
	Avg. Value	n/a	374.48	328.34	223.80	247.42	308.49	n/a	325.48
Municipal District 31	Acres	160	8,325	5,106	1,659	4,700	622	0	20,612
	Avg. Value	n/a	552.49	705.71	678.66	852.31	423.63	n/a	666.78
Municipal District 34	Acres	0	0	2,983	639	159	0	0	3,781
	Avg. Value	n/a	n/a	305.51	235.99	n/a	0	0	291.47
Municipal District 44	Acres	5,473	3,323	4,094	637	2,471	220	465	16,683
	Avg. Value	621.66	682.89	755.09	552.38	611.46	648.55	507.06	659.60
Municipal District 47	Acres	795	632	5,330	1,749	1,741	0	0	10,247
	Avg. Value	484.21	513.31	362.62	238.40	290.32	n/a	n/a	347.87

TABLE 12 (cont'd)

AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1988

Municipality		Agricultural C.L.I. Rating 1	2	3	4	5	6	Other	Total
Municipal District 48	Acres	3,700	4,566	5,248	462	1,000	156	476	15,608
	Avg. Value	572.79	559.30	573.87	433.27	394.49	n/a	400.10	547.79
Municipal District 52	Acres	0	320	6,503	5,040	2,165	1,558	0	15,586
	Avg. Vaue	n/a	n/a	319.10	217.33	166.60	190.47	n/a	252.46
Municipal District 61	Acres	0	1,840	6,739	4,641	704	1,720	0	15,645
	Avg. Value	n/a	336.36	273.07	216.99	277.61	169.40	n/a	252.68
Municipal District 77	Acres	0	637	957	3,216	79	0	160	5,048
	Avg. Value	n/a	572.74	505.88	410.09	n/a	n/a	n/a	446.20
Municipal District 87	Acres	0	0	3,600	5,114	1,666	766	0	11,145
	Avg. Value	n/a	n/a	365.03	378.94	199.98	200.12	n/a	335.41
Municipal District 90	Acres	3,580	1,624	1,971	1,953	784	344	0	10,255
	Avg. Value	680.13	646.22	647.50	484.04	256.35	627.86	n/a	597.01
Municipal District 92	Acres	0	4,541	5,589	3,571	1,281	3,720	0	18,702
	Avg. Value	n/a	503.94	310.48	274.93	222.13	165.88	n/a	315.85
Municipal District 99	Acres	0	941	1,108	4,709	4,415	3,781	80	15,035
	Avg. Value	n/a	471.27	410.51	565.82	343.23	457.94	n/a	459.59
Municipal Distict 130	Acres	0	7,417	5,880	1,133	639	320	653	16,042
	Avg. Value	n/a	270.67	194.01	210.77	147.50	n/a	270.99	230.54
Municipal District 133	Acres	0	632	1,278	157	0	320	368	2,755
	Avg. Value	n/a	377.53	203.21	n/a	n/a	n/a	290.73	248.34

TABLE 12 (cont'd)

AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1988

Municipality		Agricultural C.L.I. Rating 1	2	3	4	5	6	Other	Total
Municipal District 135	Acres	0	2,133	1,299	313	0	0	161	3,906
	Avg. Value	n/a	267.99	207.96	n/a	n/a	n/a	n/a	241.53
Municipal District 136	Acres	0	3,322	1,967	0	0	0	640	5,930
	Avg. Value	n/a	264.77	170.49	n/a	n/a	n/a	166.25	222.85
Improvement District 6	Acres	0	0	0	0	0	159	0	159
	Avg. Value	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Improvement District 8	Acres	0	0	0	0	0	0	0	0
	Avg. Value	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Improvement District 14	Acres	0	1,073	1,413	8,279	1,804	2,549	160	15,278
	Avg. Value	0	254.01	289.78	257.23	395.39	277.95	n/a	279.71
Improvement District 15	Acres	0	0	756	3,516	474	718	0	5,464
	Avg. Value	0	0	757.19	325.65	265.19	283.68	n/a	374.58
Improvement District 16	Acres	0	1,191	12,620	7,817	613	796	0	23,037
	Avg. Value	n/a	360.81	161.69	174.33	89.24	86.05	n/a	171.74
Improvement District 17	Acres	0	3,940	7,937	5,218	623	639	638	18,996
	Avg. Value	n/a	226.09	175.40	141.54	107.61	151.01	70.83	170.06
Improvement District 18	Acres	0	0	1,081	9,012	2,832	1,736	320	14,981
	Avg. Value	n/a	n/a	183.06	237.42	193.10	132.21	n/a	211.78

TABLE 12 (cont'd)

AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1988

Municipality		Agricultural C.L.I. Rating 1	2	3	4	5	6	Other	Total
Improvement District 19	Acres	0	4,926	5,804	1,918	0	0	781	13,429
	Avg. Value	n/a	196.55	203.83	153.43	n/a	n/a	n/a	188.81
Improvement District 20	Acres	0	5,898	3,303	1,575	0	0	2,630	13,406
	Avg. Value	n/a	140.37	186.74	135.67	n/a	n/a	153.82	153.88
Improvement District 21	Acres	0	3,291	5,824	5,524	479	318	1,739	17,175
	Avg. Value	n/a	152.56	143.26	138.74	n/a	n/a	163.45	144.97
Inprovement District 22	Acres	0	1,247	4,136	5,888	0	161	1,916	13,348
	Avg. Value	n/a	257.05	204.05	132.81	n/a	n/a	374.79	200.89
Improvement District 23	Acres	0	0	5,048	5,789	397	140	0	11,373
	Avg. Value	n/a	n/a	142.72	219.88	140.47	n/a	n/a	190.70
Special Area 2	Acres	0	0	1,590	15,279	11,785	1,872	149	30,676
	Avg. Value	n/a	n/a	154.64	141.47	112.01	n/a	n/a	123.50
Special Area 3	Acres	0	0	160	11,922	3,466	1,881	0	17,429
	Avg. Value	n/a	n/a	n/a	156.84	177.09	133.90	n/a	159.71
Special Area 4	Acres	0	0	2,528	2,808	2,058	1,210	0	8,603
	Avg. Value	n/a	n/a	238.89	161.37	130.84	69.21	n/a	163.89

APPENDIX C

QUARTERLY, REGIONAL AND C.L.I. SUMMARIES

TABLE 13

QUARTERLY AGRICULTURAL REAL ESTATE SUMMARY, FIRST-FOURTH QUARTER, 1988

		C.L.I. Class							Prov.
		1	2	3	4	5	6	Other	Total
First Quarter 1988	Acres	8,326	50,936	73,860	75,887	27,734	11,609	4,457	252,808
	$/Acre	599.51	414.98	351.39	244.60	276.54	254.10	295.39	326.62
Second Quarter 1988	Acres	15,168	81,865	112,014	89,111	39,237	20,614	4,747	362,756
	$/Acre	618.00	409.40	340.51	277.40	314.46	271.40	316.86	345.10
Third Quarter 1988	Acres	7,801	47,816	59,555	50,478	25,810	13,668	3,067	208,195
	$/Acre	722.85	403.28	369.31	285.83	329.15	240.74	248.23	354.92
Fourth Quarter 1988	Acres	12,537	55,288	75,642	57,953	24,439	12,353	5,480	243,692
	$/Acre	665.57	469.15	368.87	283.26	334.86	251.46	385.53	375.29
Year Total*	Acres	43,797	235,502	321,071	273,397	117,220	58,243	17,750	1,066,835
	$/Acre	646.13	423.50	355.11	271.08	312.98	256.53	289.94	349.52

* Totals may vary due to various computer rounding errors.

Figure 4A: Acres Transferred by C.L.I.
Agricultural Real Estate 1988

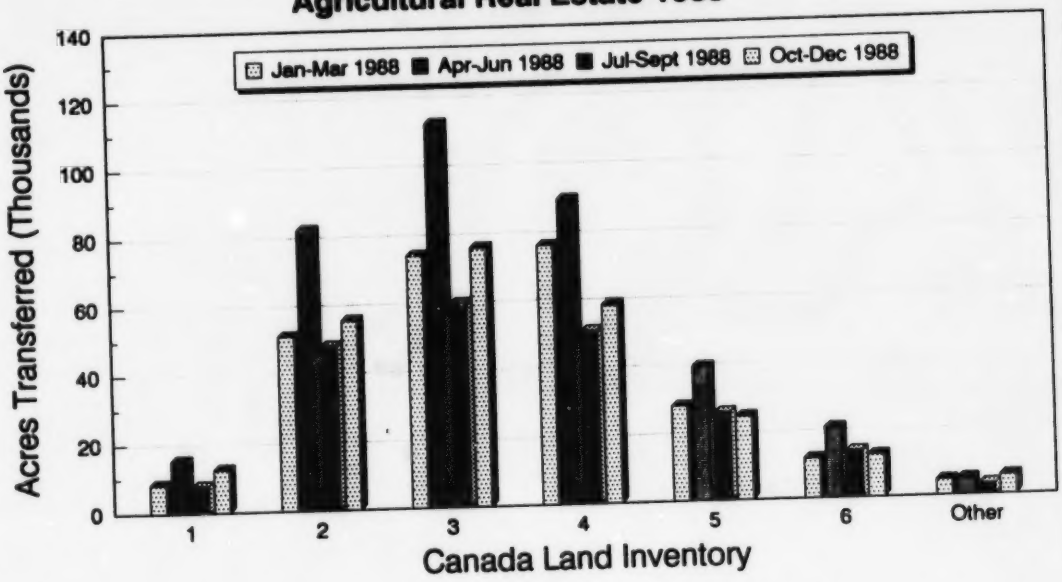


Figure 4B: Average Value per Acre by C.L.I.
Agricultural Real Estate 1988

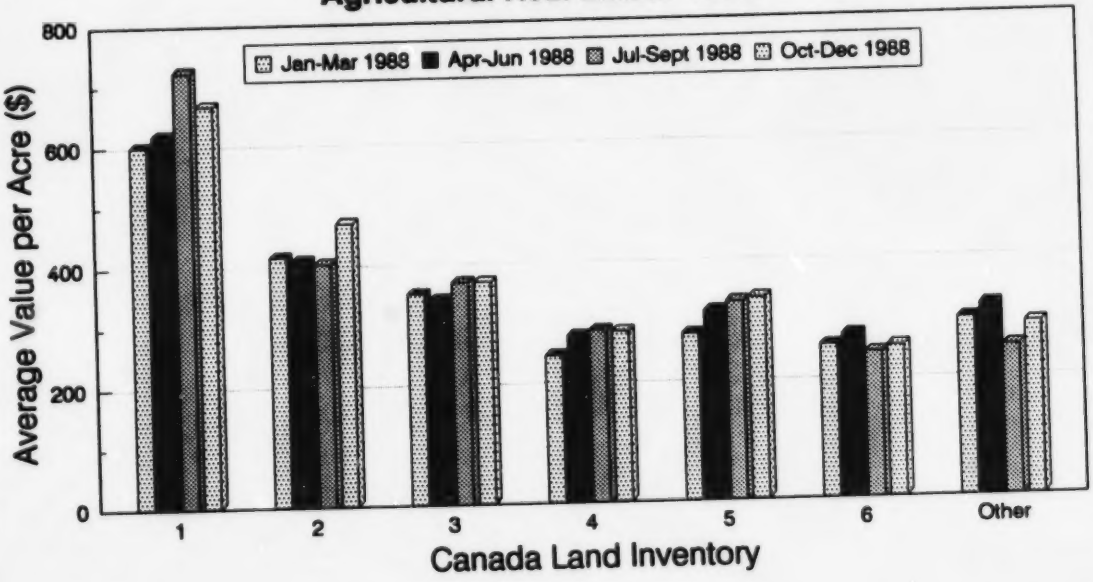


TABLE 14

AGRICULTURAL REAL ESTATE SUMMARY BY C.L.I. CLASS 1987 - 1988

		Agricultural C.L.I. Class							
		1	2	3	4	5	6	Other	Prov. Total
1987	Acres Transferred	47,351	187,911	270,071	265,290	118,701	56,199	16,321	961,843
	Average Value ($/Acre)	617.62	452.05	357.44	269.26	312.16	262.16	229.78	351.09
1988	Acres Transferred	43,797	235,502	320,926	273,397	117,220	58,243	17,750	1,066,835
	Average Value ($/Acre)	646.13	423.50	355.11	271.08	312.98	256.53	289.94	349.52
1987 - 1988 Percentage Difference	Acres Transferred	-7.5	25.3	18.8	3.1	-1.2	3.6	8.8	10.9
	Average Value	4.6	-6.3	-0.7	0.7	2.6	-2.1	26.2	-0.4

TABLE 15

SUMMARY OF QUARTERLY RESULTS FOR 1988

	Acres Transferred	% Change QRT to QRT	Average Value Per Acre ($)	% Change QRT to QRT
First Quarter	252,808	n/a	326.62	n/a
Second Quarter	362,756	43.5	345.10	5.7
Third Quarter	208,195	-42.6	354.92	2.8
Fourth Quarter	243,692	17.1	375.29	5.7
Year End Totals* And Averages	1,066,835		349.52	

* Totals may vary due to various computer rounding errors.

Figure 5A: Acres Transferred by Quarter
Agricultural Real Estate 1988

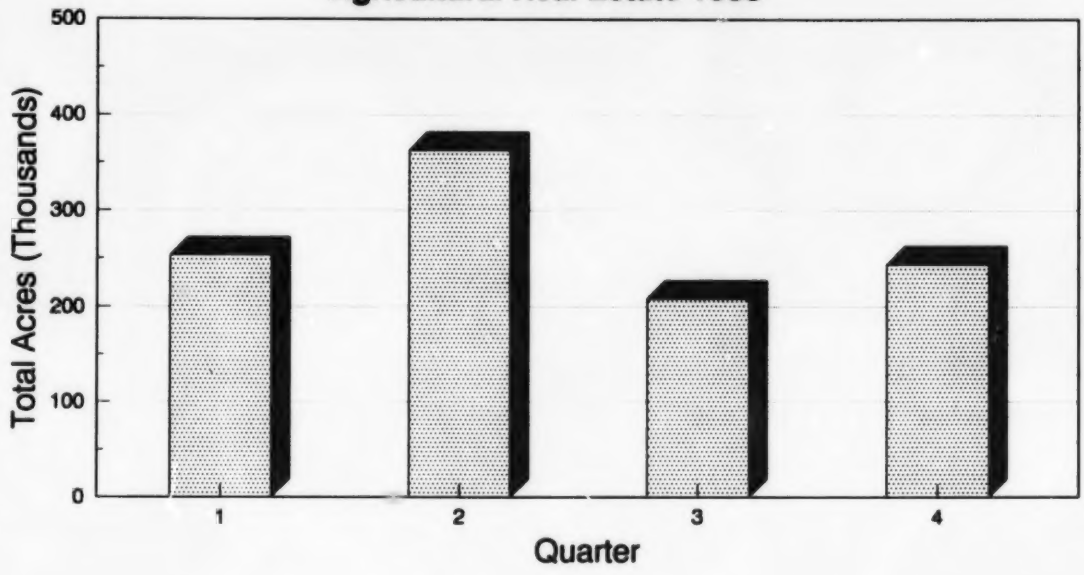


Figure 5B: Average Value per Acre by Quarter
Agricultural Real Estate 1988

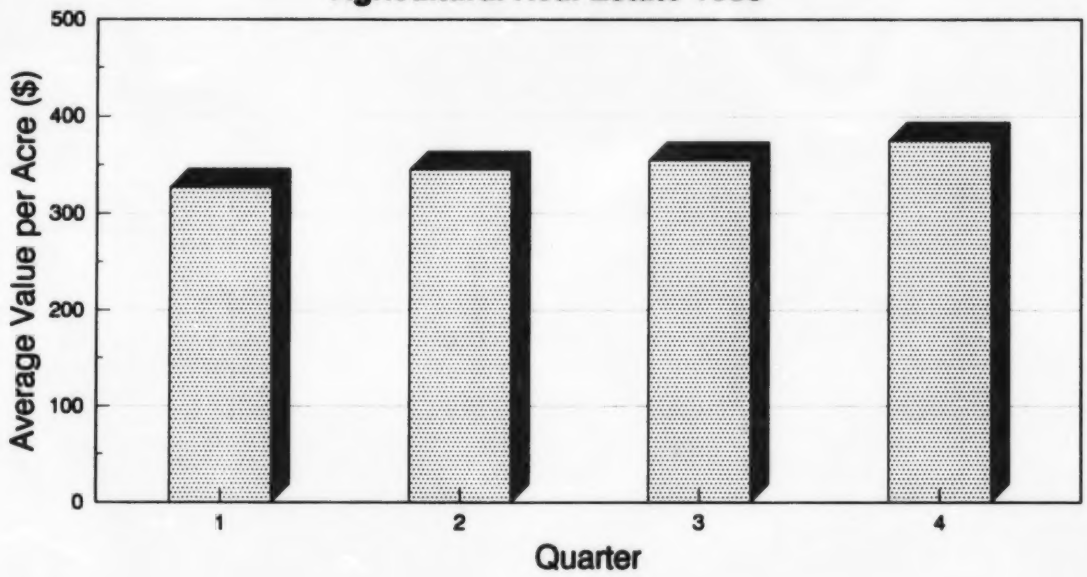


TABLE 16

AGRICULTURAL REAL ESTATE QUARTERLY SUMMARY 1987 - 1988

	1987		1988		% Difference	
	Acres Transferred	Average Value ($/acre)	Acres Transferred	Average Value ($/acre)	Acres Transferred	Average Value ($/acre)
First Quarter	265,739	348.60	252,808	326.62	-4.9	-6.3
Second Quarter	261,070	352.65	362,756	345.10	38.9	-2.1
Third Quarter	182,483	340.73	208,195	354.92	14.1	4.2
Fourth Quarter	253,253	350.09	243,692	375.29	-3.8	4.5
Year End Totals and Averages	961,843	351.09	1,066,835	349.52	-0.4	10.9

Figure 6A: Acres Transferred by Quarter
Agricultural Real Estate 1987 and 1988

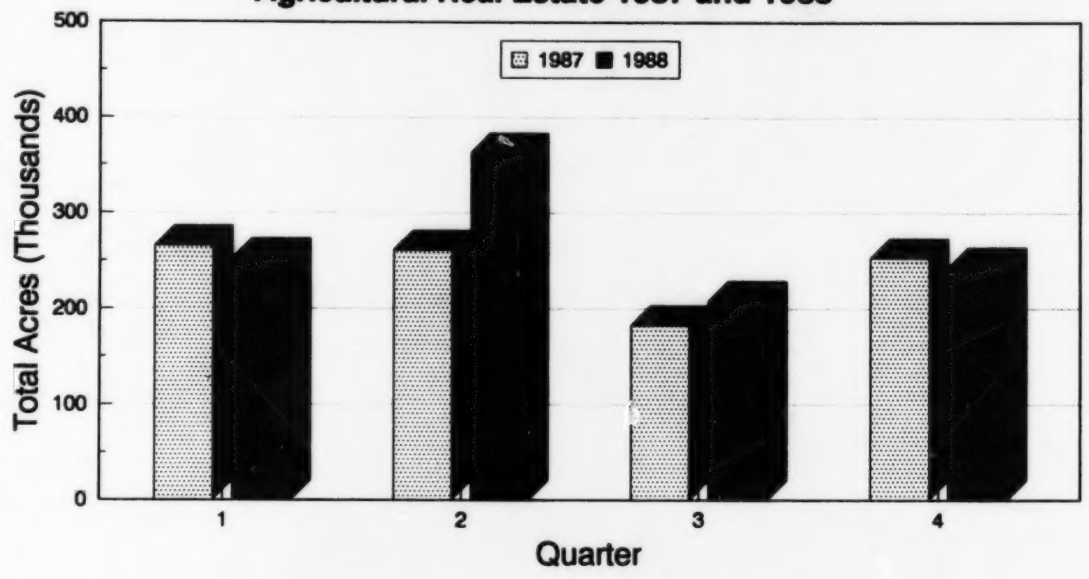


Figure 6B: Average Value per Acre by Quarter
Agricultural Real Estate 1987 and 1988

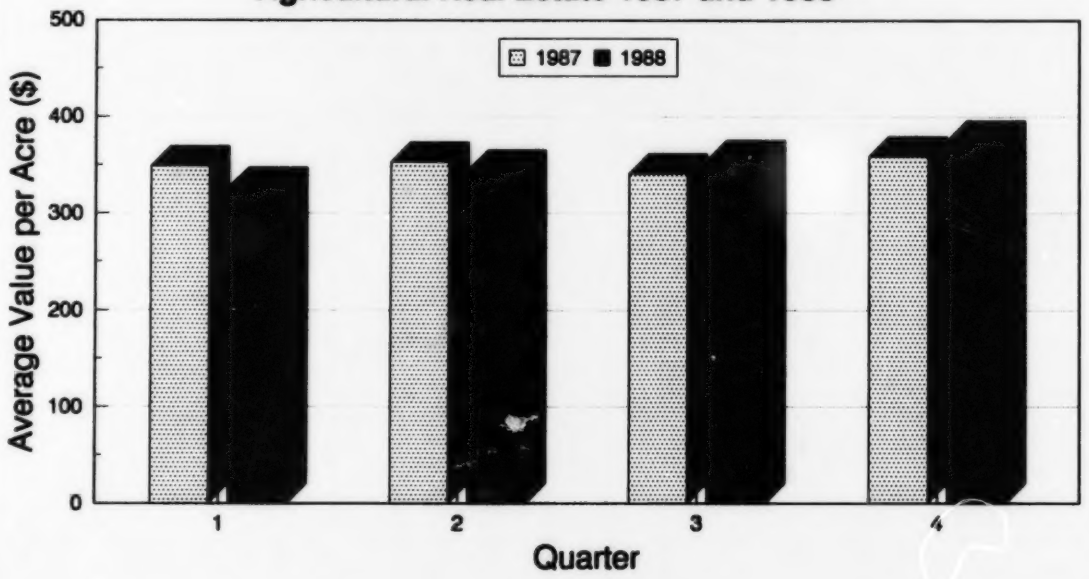


TABLE 17

AGRICULTURAL REAL ESTATE SUMMARY OF REGION 1988

		Region 1	Region 2	Region 3	Region 4	Region 5	Region 6
First Quarter	Acres	62,700	43,080	35,486	46,534	32,833	30,294
	$/Acre	330.77	409.23	402.25	255.38	345.17	197.90
Second Quarter	Acres	70,542	54,438	65,478	64,071	48,337	59,890
	$/Acre	407.55	404.40	393.21	286.88	379.99	199.18
Third Quarter	Acres	31,907	25,346	39,039	31,534	39,344	41,025
	$/Acre	385.92	489.38	415.60	322.46	352.34	217.39
Fourth Quarter	Acres	49,741	40,599	40,430	34,205	35,339	43,378
	$/Acre	428.67	475.98	430.90	313.97	383.64	209.57
Year Total*	Acres	214,890	163,463	180,433	176,344	155,853	174,587
	$/Acre	413.81	436.22	403.61	290.19	366.76	205.82

* Totals may vary due to various computer rounding errors.

Figure 7A: Acres Transferred by Region
Agricultural Real Estate 1988

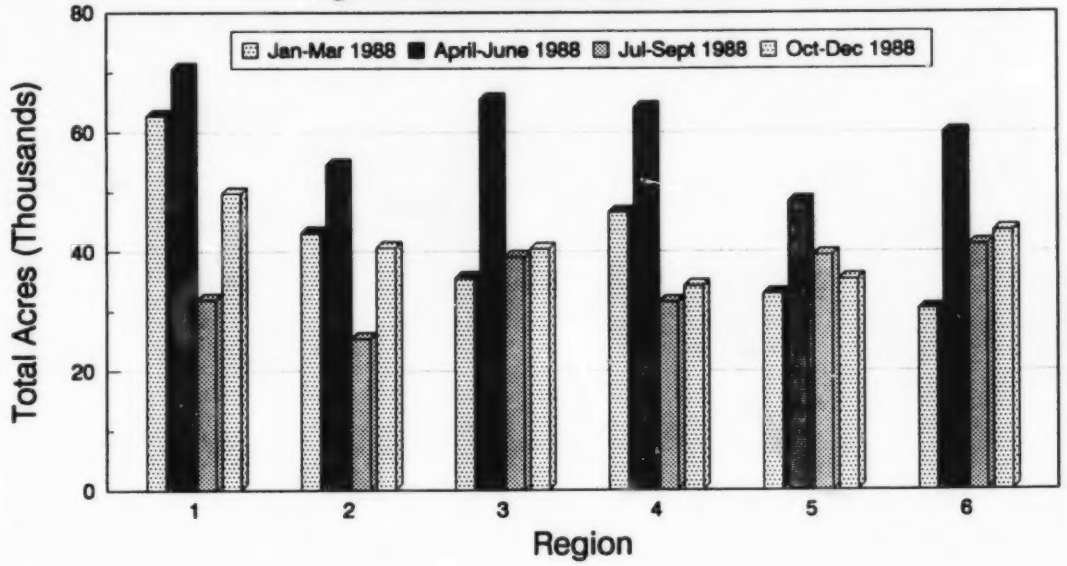


Figure 7B: Average Value per Acre by Region
Agricultural Real Estate 1988

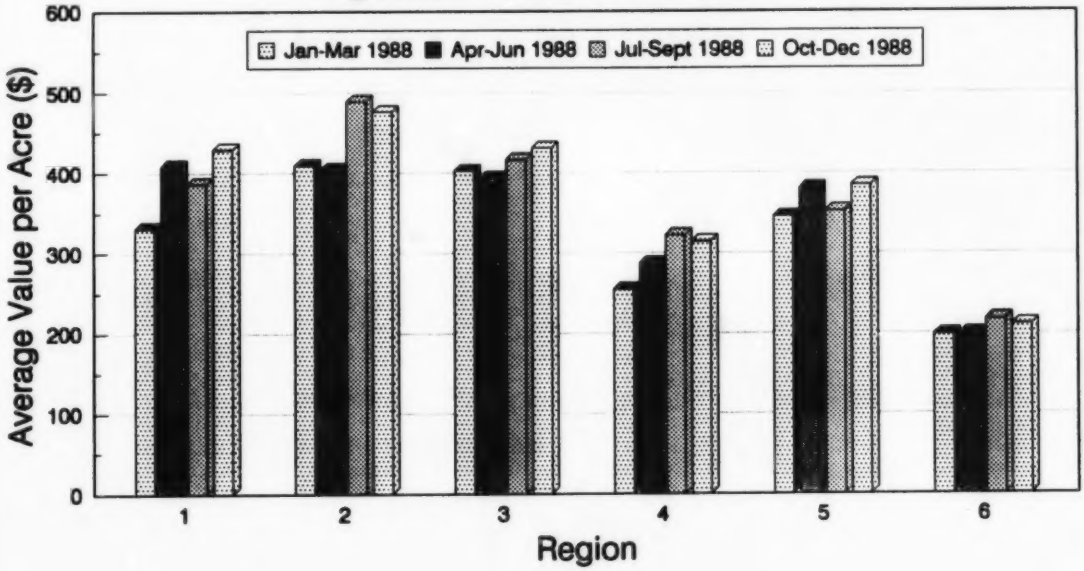


Figure 7C: Acres Transferred by Region
Agricultural Real Estate 1987 and 1988

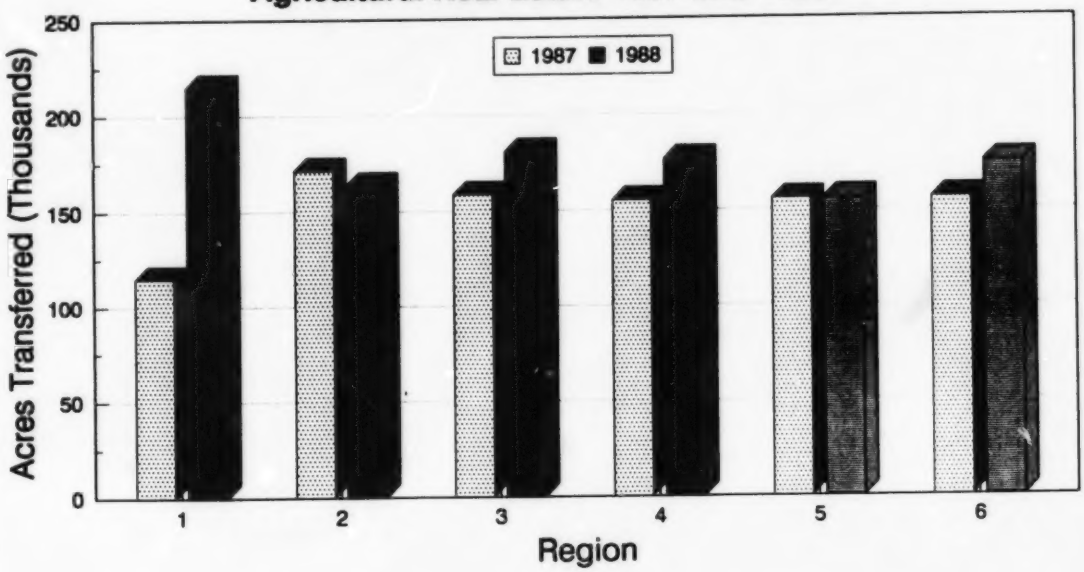
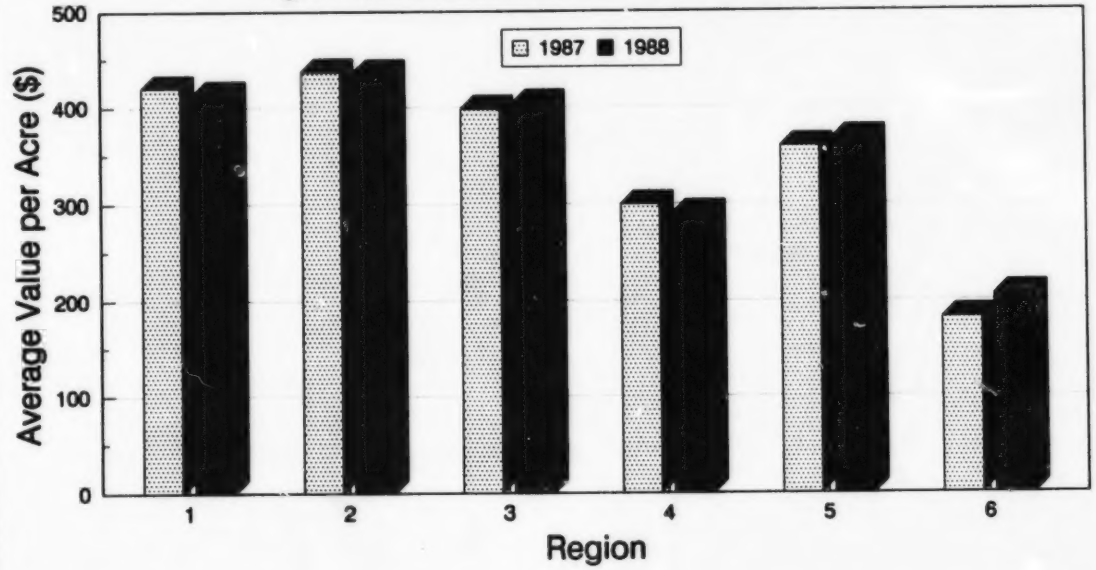


Figure 7D: Average Value per Acre by Region
Agricultural Real Estate 1987 and 1988



APPENDIX D

TOTAL VALUE OF LAND
TRANSFERRED BY C.L.I. CLASS
1984 - 1988

TABLE 18

TOTAL VALUE OF LAND TRANSFERRED BY C.L.I. CLASS 1984 - 1988

1984

C.L.I. Classification	Acres	Value ($/Acre)	Total Value of Land Transferred (Dollars)
1	38,450	747.07	28,724,842
2	207,915	516.20	107,325,723
3	293,998	439.93	129,338,540
4	243,481	344.39	83,852,422
5	109,717	376.29	41,285,410
6	53,369	326.03	17,399,895
Other	16,338	261.69	4,275,491
Total	963,580	427.92	412,335,154

1985

C.L.I. Classification	Acres	Value ($/Acre)	Total Value of Land Transferred (Dollars)
1	33,796	740.61	25,029,656
2	176,864	483.63	85,536,736
3	240,091	416.55	100,009,906
4	216,412	323.63	70,037,416
5	94,561	320.25	30,283,160
6	43,789	307.88	13,481,757
Other	14,790	310.62	4,594,070
Total	820,301	401.04	328,973,513

TABLE 18 (Cont'd)

TOTAL VALUE OF LAND TRANSFERRED BY C.L.I. CLASS 1984 - 1988

1986

C.L.I. Classification	Acres	Value ($/Acre)	Total Value of Land Transferred (Dollars)
1	33,861	688.03	23,297,384
2	186,438	474.39	88,444,323
3	256,580	381.26	97,823,691
4	260,244	288.71	75,135,045
5	112,264	322.85	36,244,432
6	46,531	255.26	11,877,503
Other	10,667	288.08	3,072,949
Total	906,592	370.51	335,901,402

1987

C.L.I. Classification	Acres	Value ($/Acre)	Total Value of Land Transferred (Dollars)
1	47,351	617.62	29,244,925
2	187,911	452.05	84,945,168
3	270,071	357.44	96,543,178
4	265,290	269.26	71,431,985
5	118,701	312.16	37,053,704
6	56,199	262.16	14,733,130
Other	16,321	229.78	3,750,239
Total	961,843	351.09	337,693,459

TABLE 18 (Cont'd)

TOTAL VALUE OF LAND TRANSFERRED BY C.L.I. CLASS 1984 - 1988

1988

C.L.I. Classification	Acres	Value ($/Acre)	Total Value of Land Transferred (Dollars)
1	43,797	646.13	28,298,556
2	235,502	423.50	99,735,097
3	320,926	355.11	113,964,032
4	273,397	271.08	74,112,459
5	117,220	312.98	36,687,516
6	58,243	256.53	14,941,077
Other	17,750	289.94	5,146,435
Total	1,066,835	349.52	372,880,169

PERCENT DIFFERENCE
TOTAL VALUE
LAND TRANSFERRED

C.L.I. Classification	1984-1985	1984-1986	1984-1987	1984-1988
1	-12.9	-18.9	1.8	-1.5
2	-20.3	-17.6	-20.9	-7.1
3	-22.7	-24.4	-25.4	-11.9
4	-16.5	-10.4	-14.8	-11.6
5	-26.6	-12.2	-10.2	-11.1
6	-22.5	-31.7	-15.3	-14.1
Other	7.5	-28.1	-12.3	20.4
Total	-20.3	-18.5	-18.1	-9.6

APPENDIX E

AGRICULTURAL SALES TRANSACTIONS

BY C.L.I. CLASS,

QUARTER, MONTH, REGION AND MUNICIPALTIY

TABLE 19

SALES TRANSACTIONS BY C.L.I. CLASS 1987 AND 1988

C.L.I. CLASS	Number of Transactions 1987	1988	% Change
1	300	279	-7.0
2	1,137	1,402	23.3
3	1,590	1,843	15.9
4	1,510	1,587	5.1
5	682	673	-1.3
6	358	349	-2.5
Other	103	110	6.8
Prov. Total	5,680	6,243	9.9

TABLE 20

QUARTERLY SALES TRANSACTIONS, FIRST - FOURTH QUARTER, 1988

		C.L.I. CLASS							
		1	2	3	4	5	6	Other	Prov. Total
First Quarter 1988	Sales Transactions	54	288	417	430	161	74	28	1,452
Second Quarter 1988	Sales Transactions	86	505	636	521	222	121	29	2,120
Third Quarter 1988	Sales Transactions	55	285	363	306	149	88	20	1,268
Fourth Quarter 1988	Sales Transactions	84	324	427	328	141	66	33	1,403
Year Total*	Sales Transactions	279	1,402	1,843	1,587	673	349	110	6,243

Totals may vary due to various computer rounding errors.

TABLE 21

MONTHLY SALES TRANSACTIONS 1987 - 1988

	1987 Sales Transactions	1988 Sales Transactions	Percent Difference 1987-1988
January	479	428	-10.6
February	511	446	-12.7
March	548	578	5.5
April	291	746	156.4
May	577	720	24.8
June	695	654	-5.9
July	405	469	15.8
August	359	405	12.8
September	343	394	14.9
October	437	364	-16.7
November	480	504	5.0
December	555	535	-3.6
Year Total	5,680	6,243	9.9

TABLE 22

SALES TRANSACTIONS BY REGION, 1987 AND 1988

		Region 1	Region 2	Region 3	Region 4	Region 5	Region 6
First Quarter	1987	263	294	267	214	252	228
	1988	328	226	220	273	222	170
% Difference		24.7	-23.1	-23.3	27.6	-11.9	-25.4
Second Quarter	1987	218	273	285	233	326	228
	1988	354	300	393	405	320	348
% Difference		62.4	9.9	37.9	73.8	-1.8	52.6
Third Quarter	1987	119	140	234	207	212	195
	1988	178	151	239	208	263	229
% Difference		50.0	7.9	2.1	0.5	24.1	17.4
Fourth Quarter	1987	231	215	249	304	254	219
	1988	251	220	244	209	233	246
% Difference		8.7	2.3	-2.0	-31.3	-8.3	12.3
Year total	1987	831	922	1,055	958	1,044	870
	1988	1,111	897	1,096	1,095	1,038	993
% Difference		33.7	-2.7	3.9	14.3	-0.6	14.1

TABLE 23

SUMMARY OF QUARTERLY SALES TRANSACTIONS FOR 1988

	Sales Transactions	Percent Change Quarter to Quarter
First Quarter	1,452	n/a
Second Quarter	2,120	46.0
Third Quarter	1,268	-40.2
Fourth Quarter	1,403	10.6
Year End Total	6,243	

TABLE 24

AGRICULTURAL SALES TRANSACTIONS QUARTERLY SUMMARY 1987 - 1988

	Sales Transactions		Percent Difference
	1987	1988	1987-1988
First Quarter	1,538	1,452	-5.6
Second Quarter	1,563	2,120	35.6
Third Quarter	1,107	1,268	14.5
Fourth Quarter	1,472	1,403	-4.7
Year End Totals	5,680	6,243	9.9

TABLE 25

AGRICULTURAL SALES TRANSACTIONS
BY MUNICIPALITY AND C.L.I. RATING, 1988

Municipality	Number of Transactions	Municipality	Number of Transactions
County 1 Grande Prairie	209	County 17 Mountain View	156
County 2 Vulcan	137	County 18 Paintearth	55
County 3 Ponoka	123	County 19 St. Paul	109
County 4 Newell	73	County 20 Strathcoma	30
County 5 Warner	102	County 21 Two Hills	102
County 6 Stettler	106	County 22 Camrose	155
County 7 Thorhild	77	County 23 Red Deer	154
County 8 Forty Mile	171	County 24 Vermilion River	178
County 9 Beaver	135	County 25 Leduc	147
County 10 Wetaskiwin	118	County 26 Lethbridge	71
County 11 Barrhead	88	County 27 Minburn	90
County 12 Athabasca	148	County 29 Lac St. Anne	106
County 13 Smoky Lake	40	County 29 Flagstagg	146
County 14 Lacombe	91	County 30 Lamont	98
County 16 Wheatland	110	County 31 Parkland	78

TABLE 25 (Cont'd)

AGRICULTURAL SALES TRANSACTIONS
BY MUNICIPALITY AND C.L.I. RATING, 1988

Municipality	Number of Transactions	Municipality	Number of Transactions
Municipal District 1	185	Municipal District 90	73
Municipal District 6	71	Municipal District 92	121
Municipal District 8	13	Municipal District 99	97
Municipal District 9	89	Municipal District 130	90
Muncipal District 14	99	Municipal District 133	18
Municipal District 26	112	Municipal District 135	27
Municipal District 31	121	Municipal District 136	32
Municipal District 34	16	Improvement District 6	1
Municipal District 44	89	Improvement District 7	0
Municipal District 47	56	Improvement District 8	0
Municipal District 48	93	Improvement District 14	102
Municipal District 52	84	Improvement District 15	41
Municipal District 61	88	Improvement District 16	125
Municipal District 77	27	Improvement District 17	106
Municipal District 87	74	Improvement District 18	97

TABLE 25 (Cont'd)

AGRICULTURAL SALES TRANSACTIONS
BY MUNICIPALITY AND C.L.I. RATING, 1988

Municipality	Number of Transactions	Municipality	Number of Transactions
Improvement District 19	78	Improvement District 23	64
Improvement District 20	73	Special Area 2	150
Improvement District 21	95	Special Area 3	97
Improvement District 22	76	Special Area 4	51

TABLE 26

AGRICULTURAL AND NON-AGRICULTURAL
SALES TRANSACTIONS, 1987 AND 1988

	Agricultural	Non-Agricultural
1987	5,670	4,019
1988	6,236	4,471
% Difference	10.0	11.2